

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF
THE MASSACHUSETTS ASSOCIATION OF THE BLIND
AND PROPOSED DISPOSITION OF PARCEL R-7
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Massachusetts Association for the Blind has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-7 in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Massachusetts Association for the Blind be and hereby is finally designated as Redeveloper of Parcel R-7 in the South Cove Urban Renewal Area.
2. That it is hereby determined that the Massachusetts Association for the Blind possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-7 to the Massachusetts Association for the Blind, said documents to be in the Authority's usual form.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1939, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004).



October 23, 1975

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA MASS. R-92
DISPOSITION PARCEL R-7
FINAL DESIGNATION OF REDEVELOPER

On January 17, 1974, the Authority tentatively designated the Massachusetts Association for the Blind as redeveloper of Disposition Parcel R-7 in the South Cove Urban Renewal Area.

Disposition Parcel R-7 is located on Tremont Street between Jefferson and Church Streets and contains approximately 12,700 square feet of land. The parcel is BRA-owned and the site is cleared.

The Redeveloper plans to construct a two-story structure containing a gross floor area of 12,470 square feet. The Massachusetts Association for the Blind, whose offices are located at 120 Boylston Street in Boston, intends to construct a facility which is to be a living/learning residence for blind adults and supporting staff. Also included is space for office/conference areas for instructors and an administrative area. The building will be designed to open to a protected garden at the interior of the site.

The dwelling unit breakdown is as follows: 2 units consisting of 4 bedrooms, kitchenette and bath, and 10 singled bedrooms including kitchenette, bath and living area. The total cost of the Project will be approximately \$500,000.00.

This proposed facility will perform a genuinely beneficial and charitable function and has been continually endorsed and supported by the Bay Village Civic Association.

The financial program of the Massachusetts Association for the Blind for this project is based on obtaining as much of the needed monies from fund-raising activities as possible. To date, approximately \$233,000 has been pledged. This figure consists of \$50,000 from permanent charities, \$25,000 from the Hynes Foundation, \$125,000 from the Kennedy Foundation and \$33,000 from sundry charities. The developers have a \$250,000 mortgage commitment from the Boston Five Cents Savings Bank.

Since the proposal of the Association is both beneficial and appropriate, and sufficient financial resources for the facility are available, it is therefore recommended that the Authority adopt the attached Resolution approving the final designation of the Massachusetts Association for the Blind as Redeveloper of Disposition Parcel R-7 in the South Cove Urban Renewal Area. An appropriate Resolution is attached.

ATTACHMENT

